



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

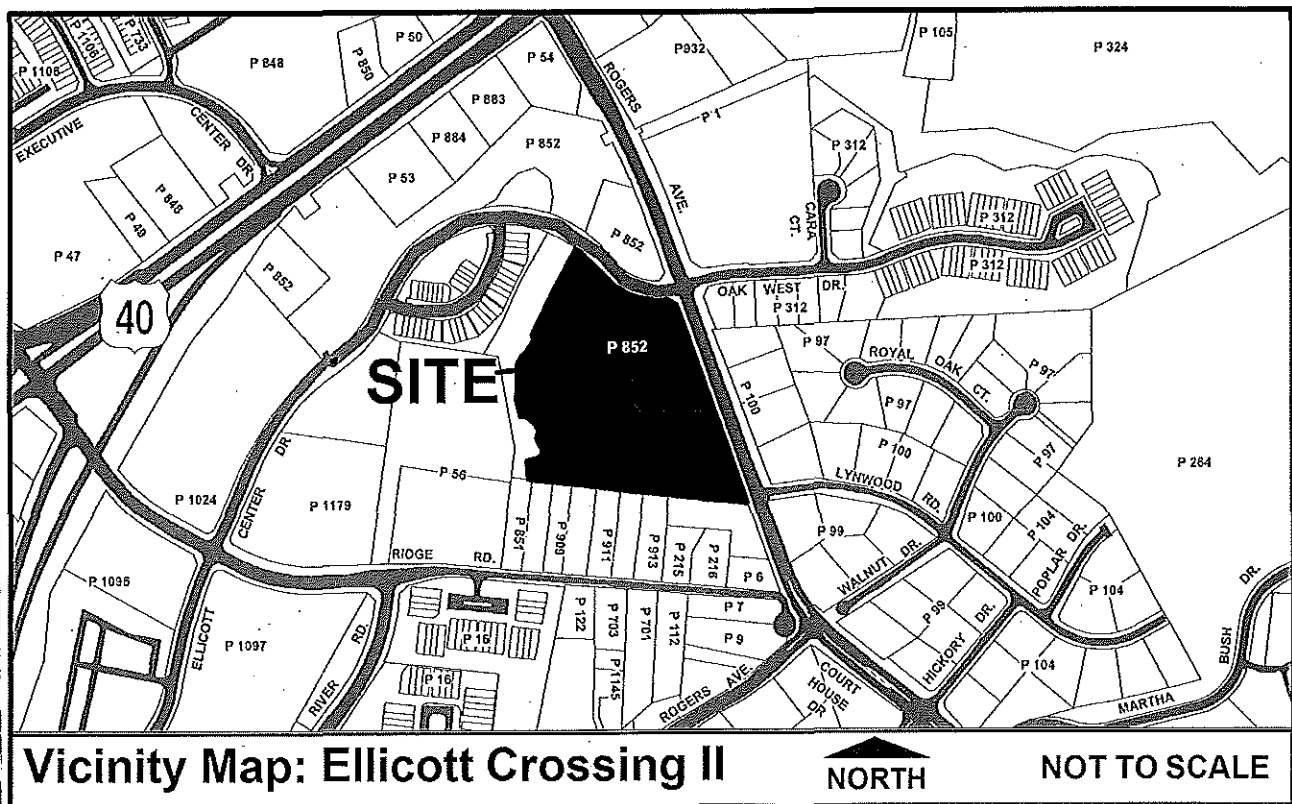
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TECHNICAL STAFF REPORT
Planning Board Meeting of April 15, 2013
Beginning at 9:00 a.m.

Case No./ Petitioner: SDP-13-004/Ellicott Crossing, Part Two
Lots 42 thru 140, Open Space Lots 141 to 144 and Parcel K;
3330 Rogers Avenue, LLC, c/o Donald Reuwer, Jr., Owner
M&T Developers, LLC, Developer

Requests: For Planning Board approval of a site development plan (SDP) for construction of 99 single family attached townhomes, a two-story retail/office building, related parking, private access streets, an entrance feature and gazebo, and four open space lots on property zoned MXD-6 (Mixed Use Development) in accordance with Section 127.F.1 of the Zoning Regulations.

DPZ RECOMMENDATION: The Department of Planning and Zoning recommends approval of the SDP subject to compliance with the Subdivision Review Committee (SRC) comments.



VICINITY MAP

Location: The subject site is located on the southwest side of Ellicott Center Drive and Rogers Avenue, north of Ridge Road, in the Ellicott Crossing Subdivision, identified on Tax Map No. 24, Block 6, as Parcel No. 852 and 847, containing 8.90 acres of land situated in the Second Election District of Howard County, MD. A subdivision plat, F-13-043, to create Lots 42 to 140 and O.S.Lots 141 to 144, has been submitted and is under review. The final plat must be recorded prior to final signature approval of the site plan.

Vicinal Properties:

Land abutting this project to the south consist of single family homes zoned R-20 (residential) and are accessed by the eastern end of Ridge Road.

Land located to the north and across Ellicott Center Drive is identified as Open Space Lot F of the Ellicott Crossing Project and is owned by Howard County, MD. Parcel F will contain a storm water management facility and is zoned MXD-6.

Lands located to the east and across Rogers Avenue are identified as the Alta at Regency Crest Senior Housing Apartments, zoned POR (Planned Office Research), the Oak West Subdivision consisting of single family homes and townhouses, zoned R-SC (Residential-Single Cluster) and the Lynwood Subdivision, developed with single family homes, zoned R-20 (Residential).

Site History:

F-03-021, Recorded on 4/03/03
SDP-03-026/Howard County Office Complex, signed on 12/20/02
ZB Case 1093M signed on 9/06/11
WP-12-087/App'd 12/23/11
SDP-11-057/Part 1, signed on 5/09/12
PB 391/S-12-001, D&O signed on 3/01/12
F-12-014, Recorded on 1/13/12
WP-12-138/App'd waiver to preliminary plan submission, on 3/27/12
F-12-070, Recorded 5/18/12
F-13-043, Under Review

Site Analysis:

Proposed Site Improvements-

This SDP proposes construction of 69 single family attached townhomes with one car garage and 30 single family attached townhomes without a garage, a two-story 15,300 square foot retail/office building, related parking, private access streets, a gazebo, four open space lots dedicated to a Homeowner's Association containing recreational open space areas and a 20' high entrance feature.

Storm Water Management (SWM)-

SWM for this site plan will be provided by bio-retention facilities located on the open space lots and as shown under previously approved SDP-03-026.

Environmental Considerations-

The overall project contains areas of flood plain, wetlands, streams and their buffers, as well as, steep slopes and existing forest which are placed on open space lots. No environmental features are located within the area of disturbance under this site plan.

Landscaping and Forest Conservation-

The Landscape Plan for this project is in compliance with the Howard County Landscape Manual. Forest Conservation obligations for the entire MXD project was previously addressed under F-12-014 by the placement of 4.275 acres of credited and 1.052 acres of non-credited forest (for a total of 5.327 acres) into on-site easements. The remainder of 4.33 acres of required reforestation is provided off-site at the Brighton Oaks Forest Conservation Bank, Tax Map 32, Parcel 2, under SDP-11-056FC.

Adequate Public Facilities-

This project previously passed the tests for road adequacy and open schools under the processing and approval of the Comprehensive Sketch Plan, S-12-001 and ZB Case 1093M.

Moderate Income Housing Units (MIHUs)-

The entire project requires 17 MIHUs (168 proposed units X 10%) which will be provided on-site.*

Bonus Density Units-

In the MXD-6 Zoning District, a density bonus of up to 1.25 units per acre is allowed for Age Restricted Adult Housing Units meeting all requirements of the POR Zoning District per Section 127.C.6.a of the Zoning Regulations. The total number of units allowed for this project is 26.377 acres X 6 units = 158 units + 33 bonus units (1.25 X 26.377 = 33) for a total of 191 (158 + 33) units allowed. The total number of units proposed for the entire site is 136 SFA + 32 age restricted apartments or 168 units as currently* approved.

*The developer on 2/27/13 submitted a request to process red-line revisions to SDP-11-057 so as to remove two 16 age restricted buildings located on Parcel J and create 18 duplex lots (a reduction of 15 units).

Development Criteria-

This SDP is in compliance with all bulk requirements (building, parking, use and height) for a MXD Zoning District as approved under the Development Plan Criteria for S-12-001 and in accordance with the Howard County Zoning Regulations.

Planning Board Criteria:

In accordance with Section 127.F.2 Criteria/MXD Use of the Zoning Regulations, the Planning Board shall review and approve this site plan as follows:

1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.

The site design for the single family attached dwelling units, retail/office building, parking and open space design and layout is consistent with development shown on the Comprehensive Sketch Plan (S-12-001) approved for the entire project under PB Case No. 391. All environmental features and existing forest shall be preserved on open space lots dedicated to Recreation and Parks. This site does not contain historic structures and is not located in the historic district of Ellicott City, nor does it adjoin any scenic roads.

2. Satisfies the applicable requirements of Section 127.E.3 (Decision by the Planning Board for the CSP and Development Plan Criteria). The site development plan is consistent with the approved CSP and Development Plan Criteria as reviewed by the Planning Board under PB Case 391 approved on March 1, 2012.

3. Makes effective use of landscaping to provide buffers where needed and to enhance the site design. The single family attached townhouse lots and retail/office building have been situated in an area to take advantage of existing topography and to confine the area of grading. Retaining walls will be provided where applicable to limit disturbance and the overall site has been integrated to accommodate steep slopes where possible. Existing forest and environmental features have been placed into open space lots which will be perpetually protected and provides enhanced buffers from neighboring properties. Additional screening is provided by street trees, storm water management plantings, unit landscaping and retaining walls and retention of existing forest.

4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points. This site will consist of enhanced landscaping, retaining walls, street lighting, street trees, sidewalks and pathways serving to connect all sections of development with on-site amenities. Picnic tables, park benches and recreational open space areas containing exercise equipment and pathways will be provided throughout the total development. In addition, a "Focal Point Pavilion and Outdoor Seating Plaza" will be installed near the eastern entranceway off of Rogers Avenue and will serve as a community gathering spot for festivals, fairs, markets and recreation.

5. Implements pedestrian circulation system for MXD Use Development-

Construction of interior pathways and crosswalks will connect all residential uses to the proposed retail/office building, as well as, to all community open space areas. A sidewalk will be constructed along Ellicott Center Drive which will link this development to off-site public uses such as the adjoining US Post Office and to nearby transit stops. The sidewalk will also provide for a pedestrian connection to Rogers Avenue and to the US Route 40 Shopping District.

SRC Action: The Subdivision Review Committee (SRC) has determined this SDP may be approved, subject to compliance with applicable review comments. The Planning Board is advised that the previously approved sketch plan, S-12-001, has been approved by the Planning Board under PB Case 391 on March 1, 2012.

Recommendation: The Department of Planning and Zoning recommends approval of this SDP subject to compliance with any comments from the SRC and/or Planning Board comments or conditions.


Marsha S. McLaughlin, Director
Department of Planning and Zoning


Date


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Please note that this file is available for public review at the public service counter of the Department of Planning and Zoning, Monday through Friday, 8:00 a.m. to 5:00 p.m.